



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 4-H-09-UR

AGENDA ITEM #: 56

AGENDA DATE: 4/9/2009

▶ **APPLICANT:** CANNON & CANNON, INC
OWNER(S): RYAN FOSTER FLOURNOY DEVELOPMENT

TAX ID NUMBER: 132 27.06

JURISDICTION: City Council District 2

▶ **LOCATION:** South of Kingston Pike, south end of Moss Grove Blvd.

▶ **APPX. SIZE OF TRACT:** 38.98 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Moss Grove Blvd, a joint permanent easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek & Sinking Creek

▶ **ZONING:** RP-1 (k) (Planned Residential with conditions)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 336 Apartment Units
 8.62 du/ac

HISTORY OF ZONING: Rezoning to RP-1 (k) (Planned Residential) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING:
 North: Vacant land / O-1 (k) (Office Medical and Related Services)
 South: Residences / RA (Low Density Residential) & PR (Planned Residential)
 East: Residences / RB (General Residential)
 West: Residences / RAE (Exclusive Residential)

NEIGHBORHOOD CONTEXT: This large, undeveloped site has residential development on three sides and commercial development to the north across Kingston Pike. Zonings in the area include SC and SC-3 Shopping Center, RAE, PR and RB Residential.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 336 multi-dwelling units subject to 8 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
4. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of a

building permit.

5. Installing all sidewalks as identified on the approved development plan.
6. Meeting all applicable requirements of the Knoxville Engineering Division.
7. Clearly marking in the field the 50' undisturbed buffer area and other undisturbed areas that adjoin the grading and drainage areas as designated on the approved development plans prior to any further clearing and grading. The drip line for specimen trees that are located within the 50' undisturbed buffer shall also be protected as outlined in the approved master plan (11-B-07-OB). Slight adjustment to the undisturbed areas outside the 50' undisturbed buffer area may be approved by both the City Engineering and Planning Commission Staff based on more detailed grading plans.
8. Obtaining approval from Plantation Pipe Line Company for the access drive crossing of the existing gas line

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The applicant has submitted a revised development plan (previous approval on 11/8/07) for this 38.6 acre site located at the southern end of the Sherrill Hill development tract as a 336 multi-dwelling unit development (previous approval for 347 units). The site is designated as Lot 6 on the Sherrill Hill Final Plat. Access to the site is being provided by a driveway extension from the cul-de-sac turnaround located at the southern end of the boulevard street (Joint Permanent Easement) that serves the development from Kingston Pike. The access drive will cross an existing gas line and is subject to approval by Plantation Pipe Line Company.

A traffic impact study was conducted for the entire development and recommended traffic improvements are identified in that report.

This revised development plan greatly reduces the impact to the site since about a third of the site will remain undisturbed (southwest corner - see attached landscape plan). To protect the 50' undisturbed buffer area that adjoins the existing residential neighborhoods and the other undisturbed area designated on the plan (southwest corner), Staff has recommended a condition that will require that the buffer area be clearly marked in the field prior to any further clearing or grading. Staff is also recommending protection of the drip line for specimen trees that are located within the buffer. It is Staff's recommendation that the option of alternative screening in the buffer area, that is specified in the rezoning conditions, not be utilized until the clearing and grading for the development sites is completed in order to determine the effectiveness of the undisturbed buffer.

Recreational amenities provided for the development include a clubhouse and pool. The pedestrian access plan provides connections between the buildings and amenity area with a connection to the sidewalk system for the rest of the Sherrill Hill development.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. The conditions of the zoning approval regarding setbacks and buffers will help to reduce the impact of this medium density development on the adjoining low density residential homes.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed multi-dwelling development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing medium density residential uses for the site. At a proposed density of 8.62 du/ac, the development complies with the Sector Plan and the current zoning of the site (RP-1 at up to 9 du/ac).
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 2837 (average daily vehicle trips)

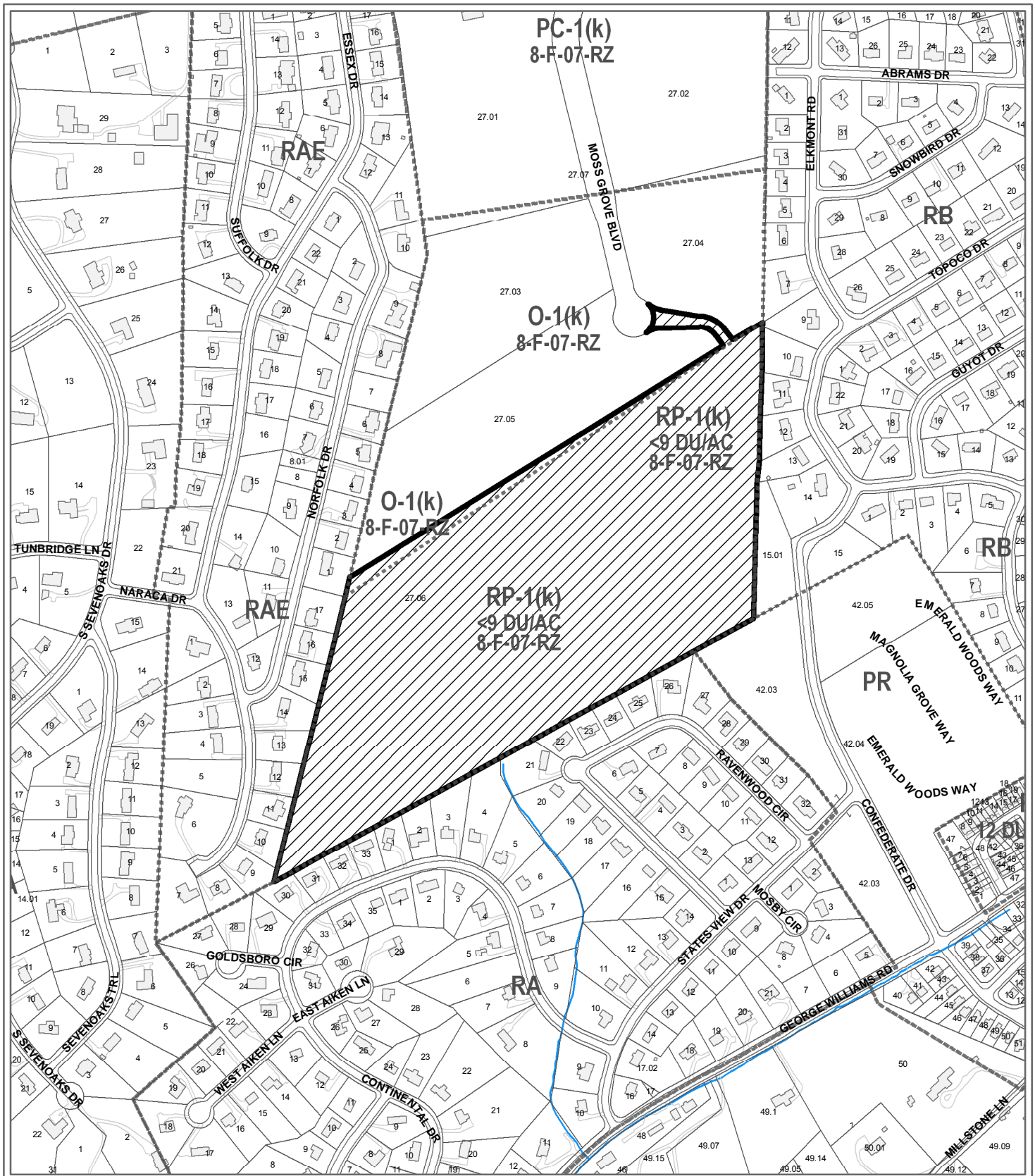
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 51 (public and private school children, ages 5-18 years)

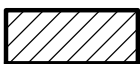
Schools affected by this proposal: Cedar Bluff Elementary/Intermediate, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-H-09-UR
USE ON REVIEW**



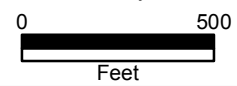
336 Apartment Units in RP-1 (k) (Planned Residential with conditions)

Petitioner: Cannon & Cannon, Inc

Original Print Date: 3/30/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 132
 Jurisdiction: City





PROJECT SITE
VICINITY MAP

1. PROPERTY CONCERNS REFLECT APPLICANT'S ASSESSMENT AS SHOWN ON THE PRELIMINARY GRADING PLAN AND SHALL BE SUBJECT TO THE CITY OF KNOXVILLE'S REVIEW AND APPROVAL. THE CITY OF KNOXVILLE'S REVIEW AND APPROVAL SHALL BE SUBJECT TO THE CITY OF KNOXVILLE'S REVIEW AND APPROVAL.

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U.O.R.

DATE: 4/9/09
REVISED: 3/25/09



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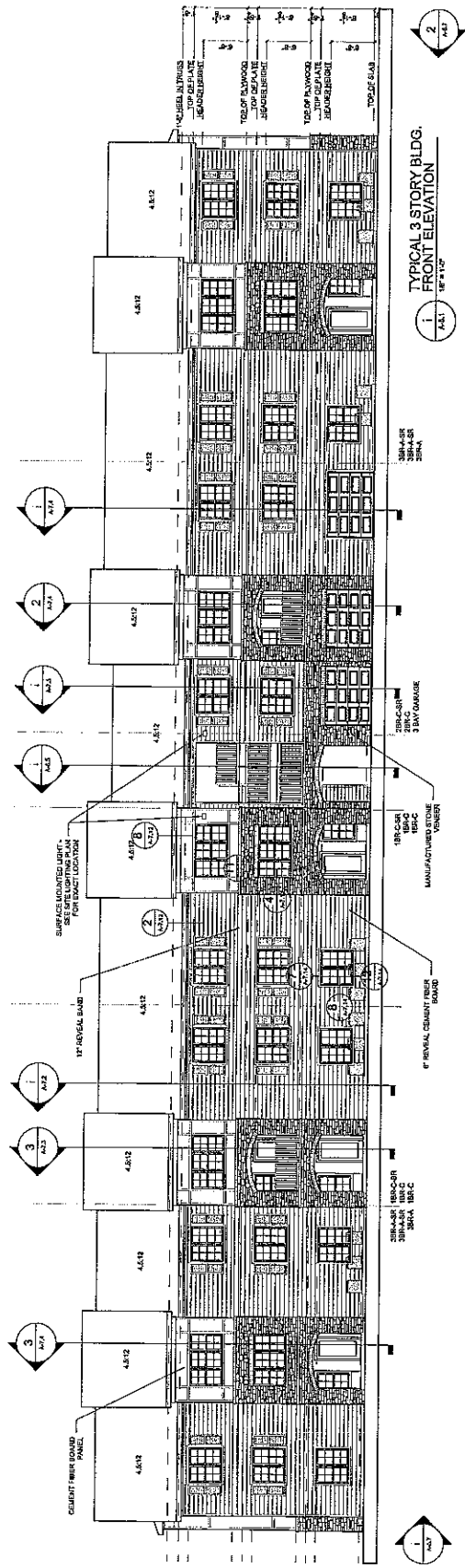


Wesselyk + Associates
 Architects
 2004 LeDow Lane
 Atlanta, GA 30318
 PH: 404.525.6646
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 DATE: 04/09/09
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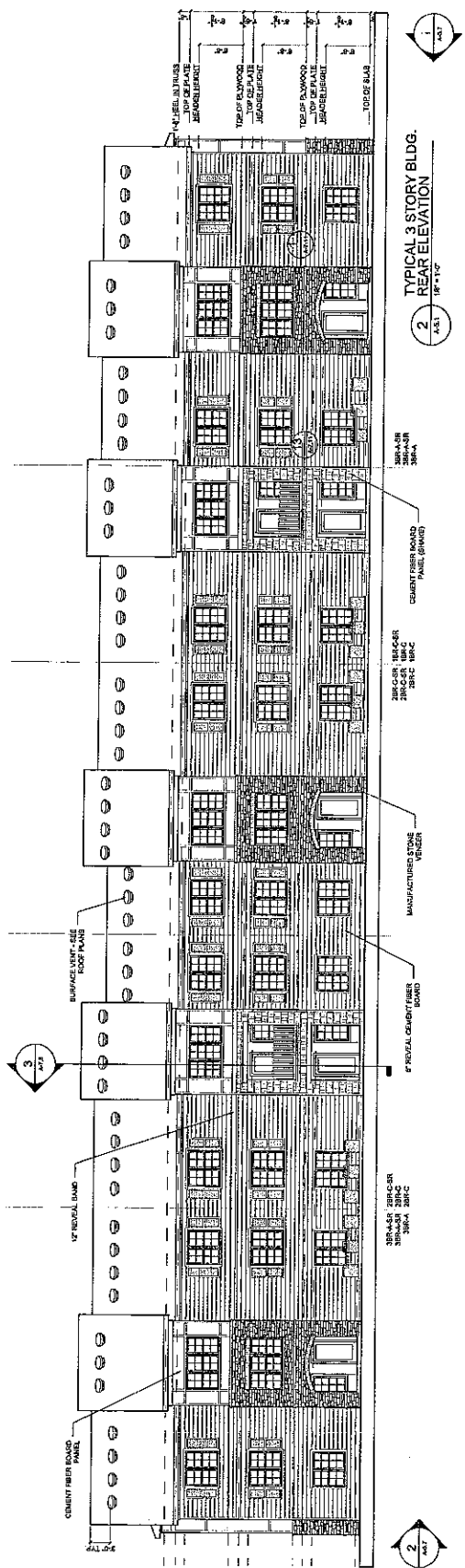
THE AMBERLEIGH
 KNOXVILLE, TN

A-5.1

4-H-09-UR



TYPICAL 3 STORY BLDG.
 FRONT ELEVATION



TYPICAL 3 STORY BLDG.
 REAR ELEVATION

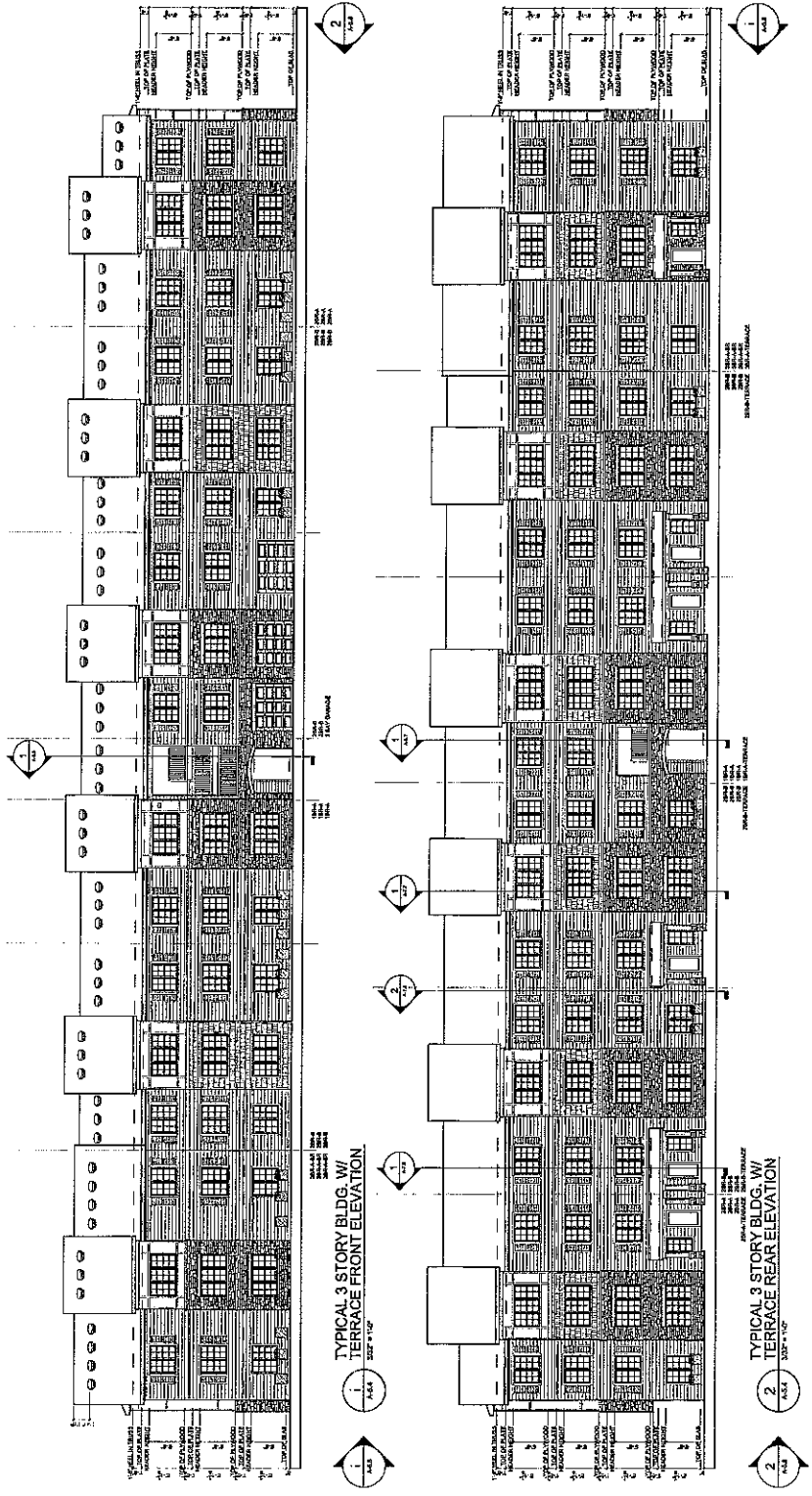
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Wesselyk + Associates
 Architecture
 Planning
 Consulting
 2500 La Brea Ave.
 Alhambra, CA 91803
 P: 626-441-6166
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 DRAWING: 2.000
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 TITLE: TERRACE ELEVATIONS
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A-5.4

4-H-09-UR



TYPICAL 3 STORY BLDG. W/ TERRACE FRONT ELEVATION
 1/8" = 1'-0"

TYPICAL 3 STORY BLDG. W/ TERRACE REAR ELEVATION
 1/8" = 1'-0"

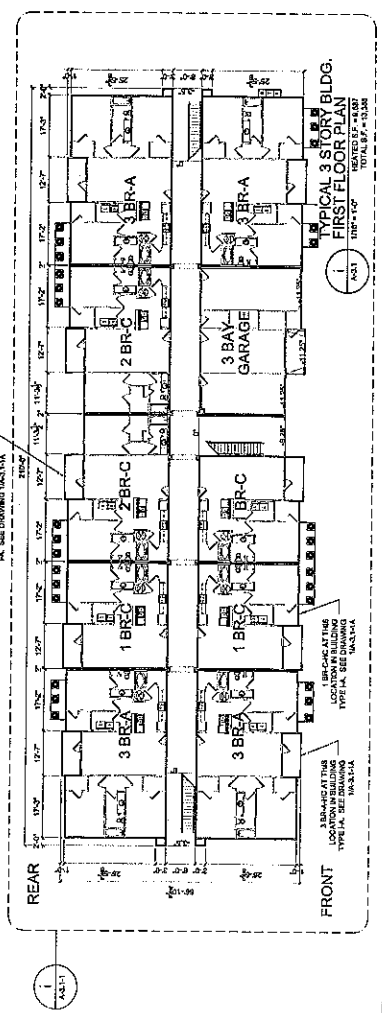
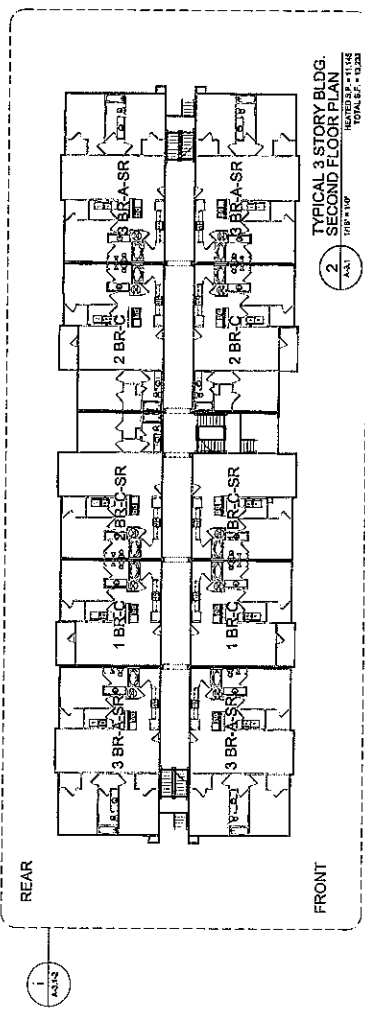
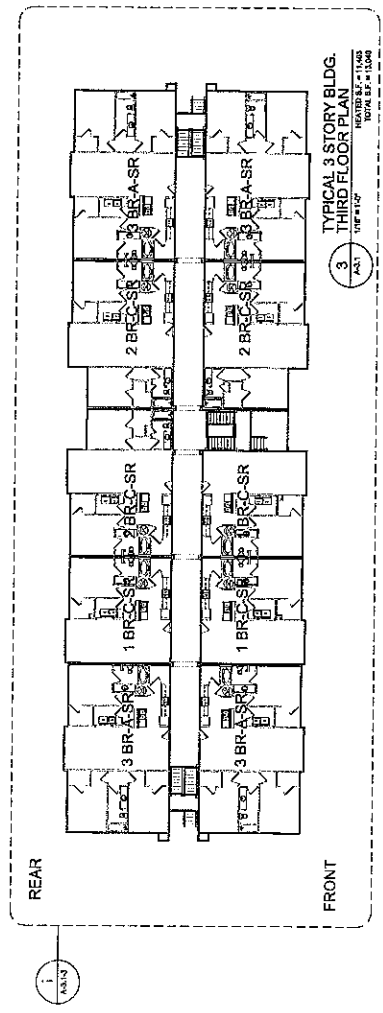
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 2704 L. Duane
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 3 STORY BUILDING FLOOR PLANS

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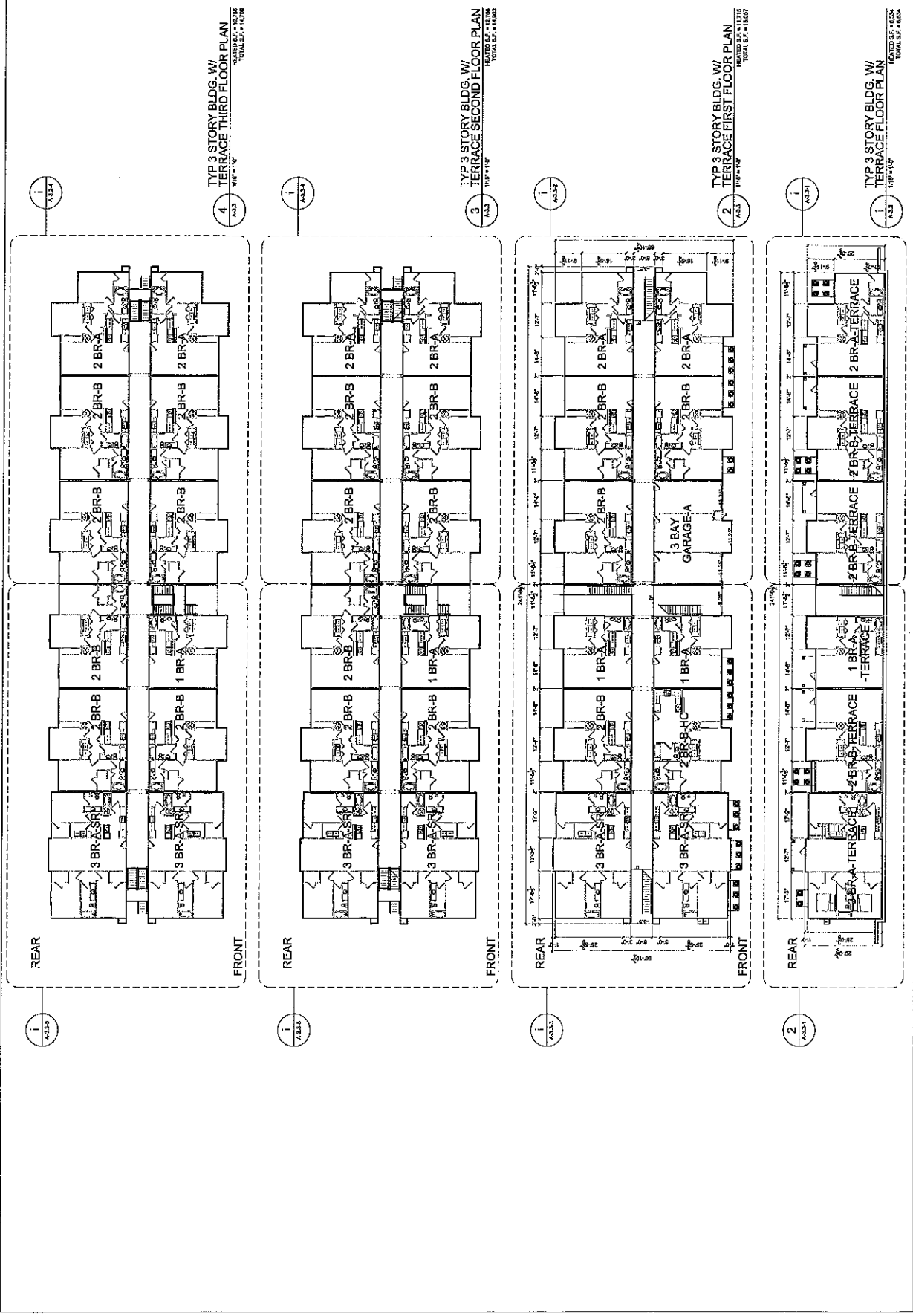
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Weselbyk + Associates
 Architects
 3094 + 1/2 Dan Lee
 Atlanta, GA 30328
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 CHECKED BY: JAW
 RELEASE DATE:
 SCALE: 1/8" = 1'-0"
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 Planning
 Consulting
 2094 L. Drive, Low
 Alameda, CA 94526
 PH: 415-449-8546

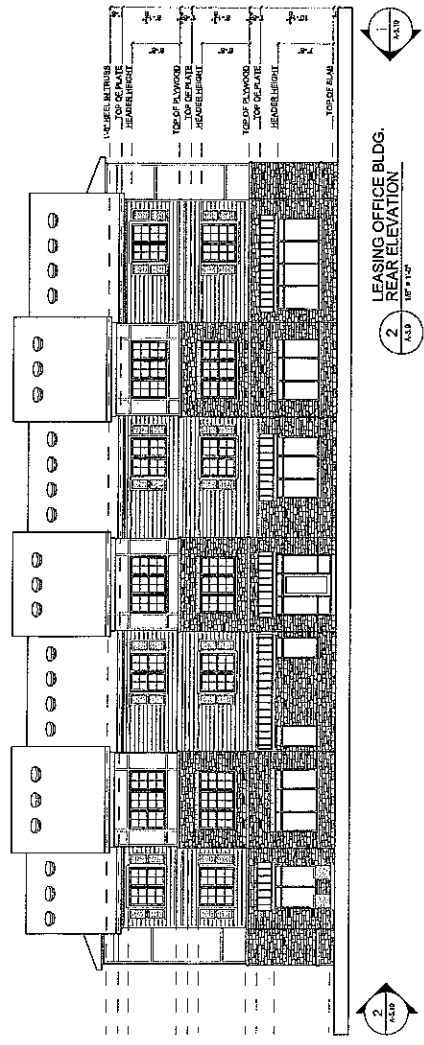
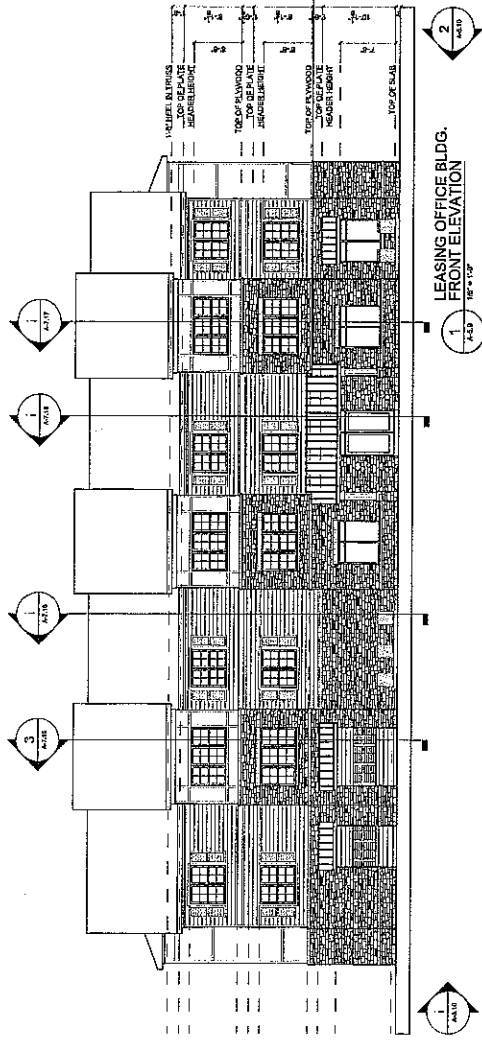
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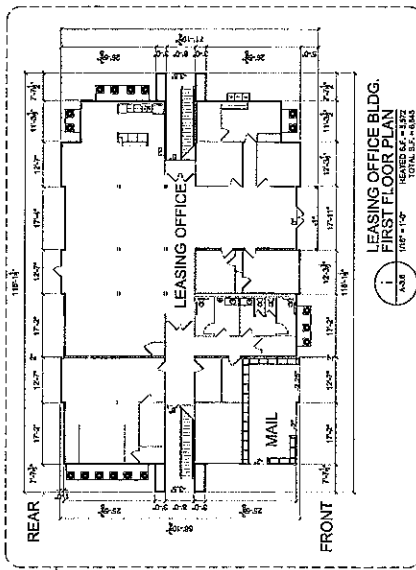
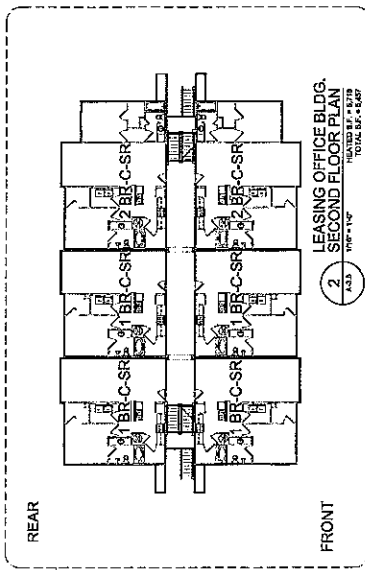
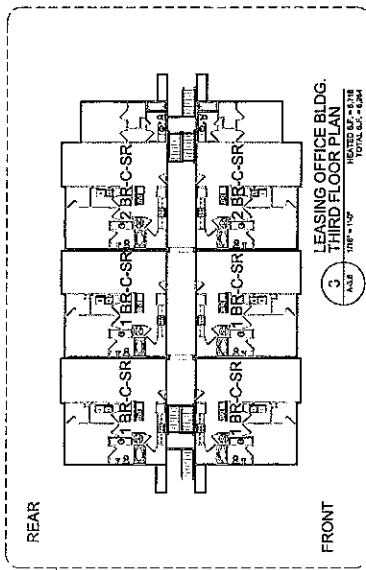
Wesselyk + Associates
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 Consulting
 20964 L. Dawn Lane
 Atlanta, GA 30328
 Ph: 404.478.6100
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 CHECKED BY: J.D.W.
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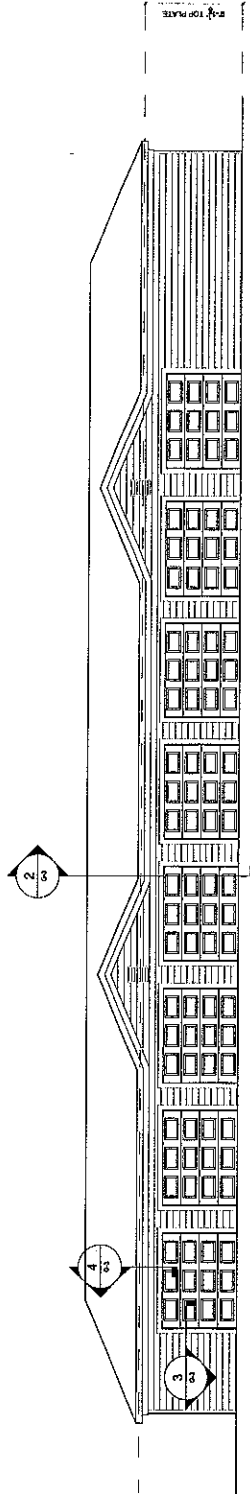
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 2704 1st Avenue
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 DETACHED GARAGE ELEVATION

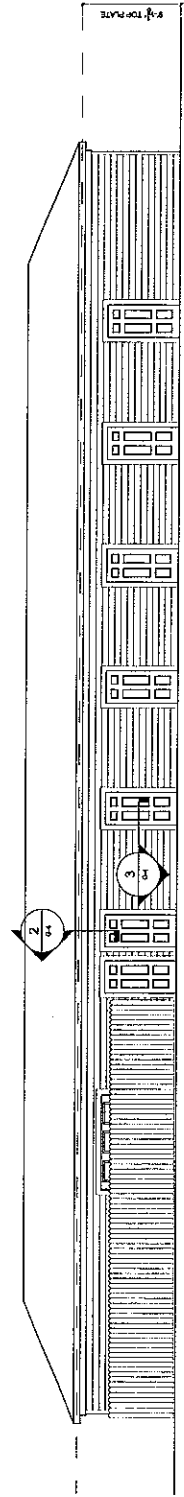
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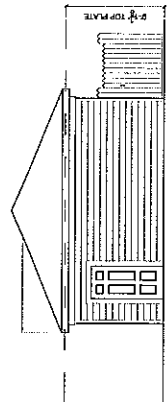
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 1/8" = 1'-0"

SEVEN BAY GARAGE WITH
 MAINTENANCE FRONT ELEVATION



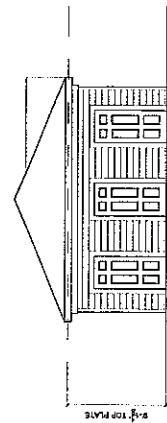
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SEVEN BAY GARAGE WITH
 MAINTENANCE REAR ELEVATION



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 1/8" = 1'-0"

SEVEN BAY GARAGE WITH
 MAINTENANCE SIDE ELEVATION



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 1/8" = 1'-0"

SEVEN BAY GARAGE WITH
 MAINTENANCE SIDE ELEVATION

4-11-09-UR

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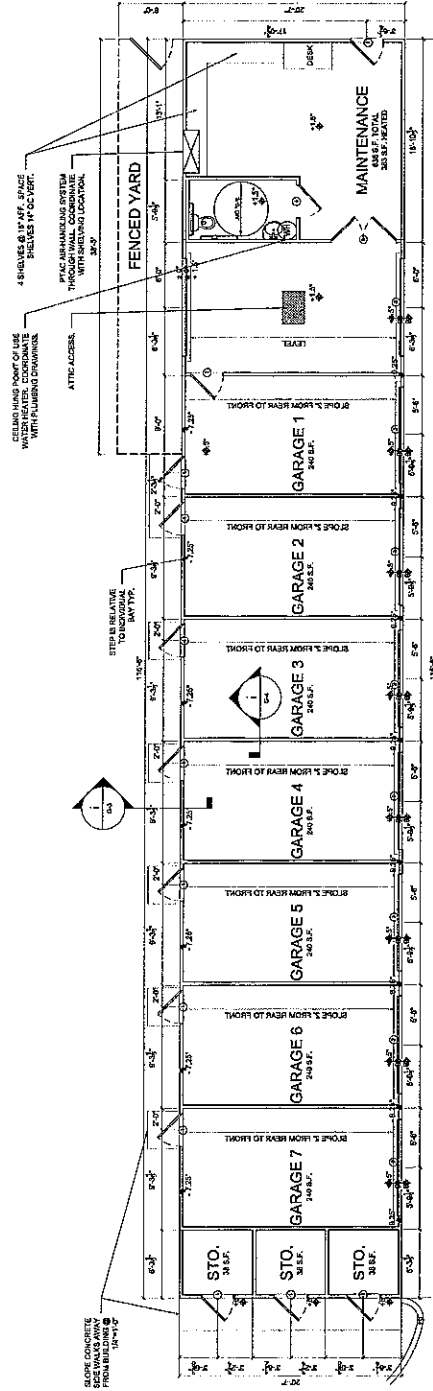
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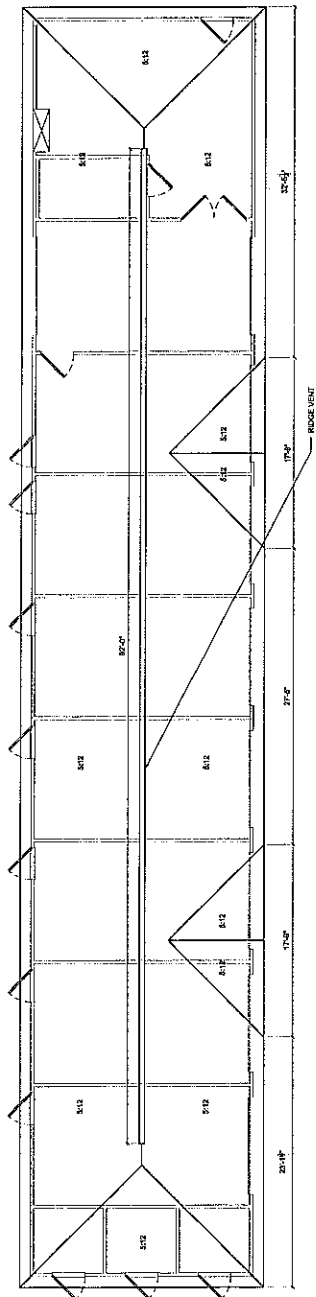
THE AMBERLEIGH
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G-1.1

NOT RELEASE FOR CONSTRUCTION



SEVEN BAY GARAGE WITH MAINTENANCE FLOOR PLAN
 TOTAL S.F. = 2387



SEVEN BAY GARAGE WITH MAINTENANCE ROOF PLAN

GARAGE DOOR SCHEDULE		TEMPERATURE TRANSMISSION	
NO.	TYPE	AREA	U-VALUE
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84	12' x 14'	168	0.15
85	12' x 14'	168	0.15
86	12' x 14'	168	0.15
87	12' x 14'	168	0.15
88	12' x 14'	168	0.15
89	12' x 14'	168	0.15
90	12' x 14'	168	0.15
91	12' x 14'	168	0.15
92	12' x 14'	168	0.15
93	12' x 14'	168	0.15
94	12' x 14'	168	0.15
95	12' x 14'	168	0.15
96	12' x 14'	168	0.15
97	12' x 14'	168	0.15
98	12' x 14'	168	0.15
99	12' x 14'	168	0.15
100	12' x 14'	168	0.15

4-H-09-0K

Weselyk + Associates
 Architecture
 Planning
 Consulting
 2394 S. Doolittle
 Alton, GA 30208
 Ph. 404-616-8506

PROJECT NO:	
DATE:	
DESIGNER:	
CHECKER:	
DATE:	
NOTE:	

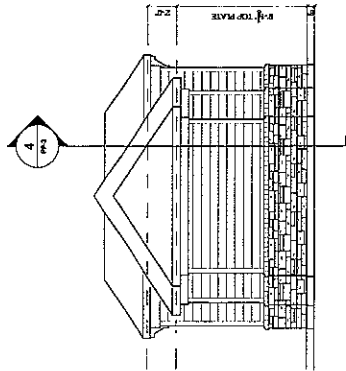
THE AMBERLEIGH
 KNOXVILLE, TN

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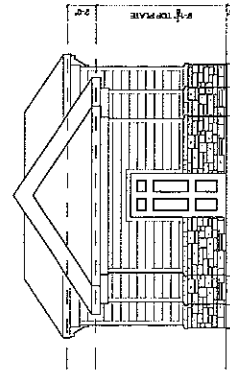
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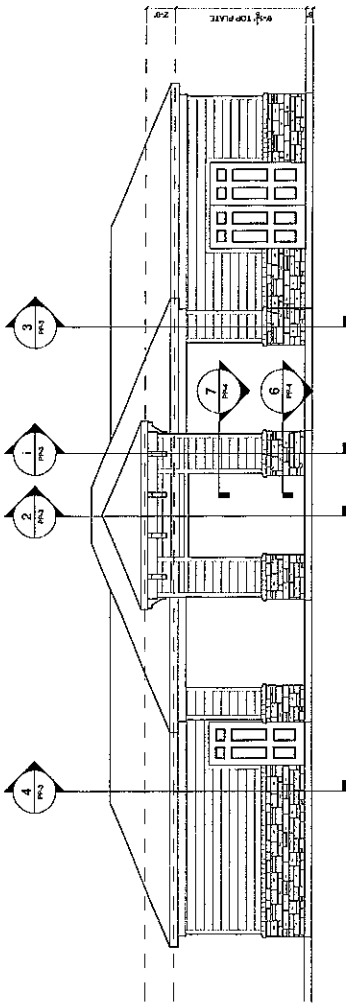
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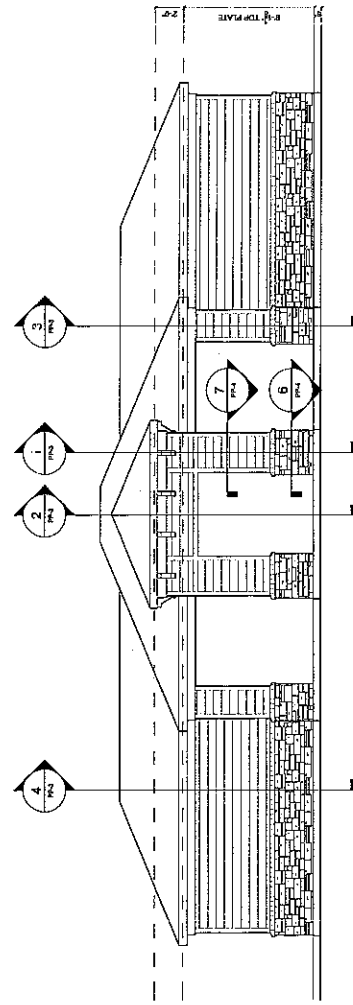
2
 POOL PAVILION
 RIGHT SIDE ELEVATION
 14' x 10'6"



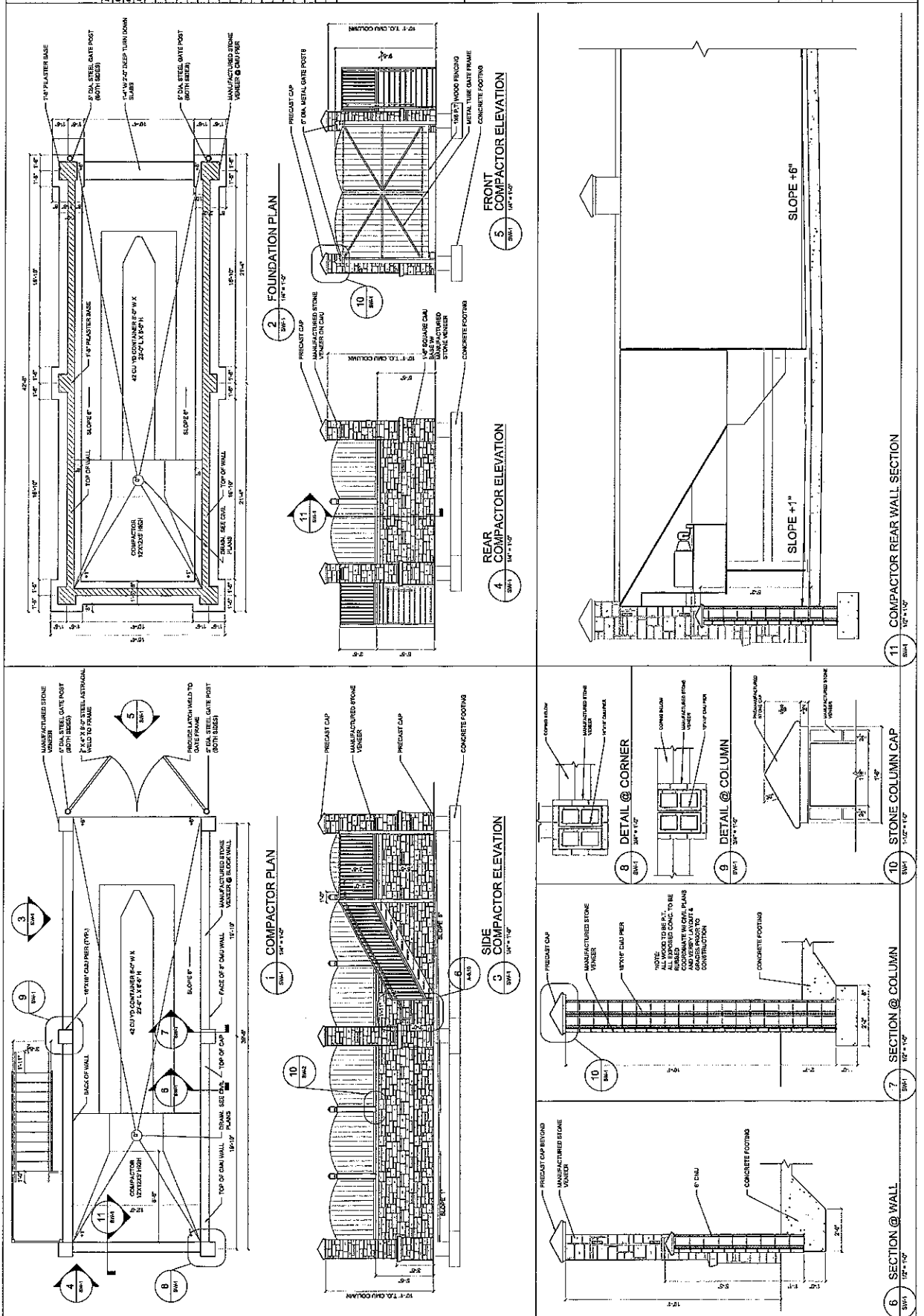
4
 POOL PAVILION
 LEFT SIDE ELEVATION
 14' x 10'6"



1
 POOL PAVILION
 FRONT ELEVATION
 18' x 12'6"



3
 POOL PAVILION
 REAR ELEVATION
 14' x 12'6"



Wesabylk + Associates Architect Planning Consulting 2094 Linden Lane Alpharetta, GA 30201 PH 404-481-0400 PROJECT 6096
DATE DRAWN BY CHECKED BY REVISIONS REVISION DATE
NOTE

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SW-1

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